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THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 10

REGULAR COUNCIL MEETING AGENDA

NOVEMBER 25, 2024

**7 PM IN THE MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES**

(Members of the public may hear, or watch and hear, the meeting by attending the Municipal Hall Council Chamber, or via electronic communication facilities through the link provided on the District's Council Meeting webpage)

We acknowledge that we are holding this meeting on the traditional and ancestral territory of the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation. We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

CALL TO ORDER

1. Call to Order.

APPROVAL OF AGENDA

2. **Approval of November 25, 2024 Regular Council Meeting Agenda**

RECOMMENDATION:

THAT the November 25, 2024 regular Council meeting agenda be amended by:

- updating the title and adding a report and recommendation to Item 10 regarding Proposed Housing Agreement Authorization Bylaw No. 5352, 2024 for the Supportive Housing Units (201 to 211 – 723 Main Street) at the Park Royal Gateway Building;

AND THAT the agenda be approved as amended.

REPORTS

3. [Alternative Approval Process Results Park Exchange Bylaw No. 5302, 2024](#)
(File: 1640-20)

RECOMMENDATION:

THAT the July 31, 2024 report from the Senior Manager of Legislative Services/ Corporate Officer titled Alternative Approval Process Results Park Exchange Bylaw No. 5302, 2024 be received for information.

BYLAWS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

Bylaws are passed by a simple majority affirmative vote unless otherwise noted.

4. [Proposed Cypress Village and Eagleridge Development](#) (File: 1610-20-5205/5206/5207/5208/5209/5210/5211/5212/5214/5215/5216/5221/5287/5288/5302)

The following proposed bylaws: received first reading at the June 3, 2024 Council meeting; were the subject of a public hearing held and closed on June 25, 2024; and received second and third reading at the June 25, 2024 Council meeting. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaws.

As the proposed Zoning amendment bylaw was approved by the Ministry of Transportation and Infrastructure on June 27, 2024, it may be considered for adoption.

As the proposed 20-year term for the Cypress Village Phased Development Agreement was approved by the Inspector of Municipalities on November 22, 2024, the proposed Phased Development Agreement Authorization bylaw may be considered for adoption.

NOTE: Each reading of an Official Community Plan bylaw must receive an affirmative vote of a majority of all Council members (4 members) in order to proceed (Local Government Act, s. 477).

RECOMMENDATION:

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5205, 2024" be adopted.

RECOMMENDATION:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5206, 2024" be adopted.

RECOMMENDATION:

THAT proposed "Phased Development Agreement Authorization Bylaw No. 5207, 2024" be adopted.

The following proposed bylaw received first reading at the June 3, 2024 Council meeting and received second and third reading at the June 25, 2024 Council meeting. An opportunity for public input was held concurrently with the public hearing on June 25, 2024. As the proposed bylaw was approved by the Ministry of Transportation and Infrastructure on June 27, 2024, it may be considered for adoption.

RECOMMENDATION:

THAT proposed "Road Closure and Removal of Highway Dedication Bylaw No. 5208, 2024" be adopted.

The following proposed bylaws received first reading at the June 3, 2024 Council meeting and received second and third reading at the June 25, 2024 Council meeting.

RECOMMENDATION:

THAT

1. proposed "Development Cost Charge Bylaw No. 3801, 1993, Amendment Bylaw No. 5209, 2024" be adopted;
2. proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5210, 2024" be adopted;
3. proposed "Development Cost Charge Reserve Fund Expenditures Bylaw No. 5211, 2024" be adopted;
4. proposed "Subdivision Control Bylaw No. 1504, 1955, Amendment Bylaw No. 5212, 2024" be adopted;
5. proposed "Revised Soil Removal, Deposit, Blasting and Rock Breaking Bylaw No. 5130, 2021, Amendment Bylaw No. 5214, 2024" be adopted;
6. proposed "Noise Control Bylaw No. 4404, 2005, Amendment Bylaw No. 5215, 2024" be adopted;
7. proposed "Fees and Charges Bylaw No. 5251, 2023, Amendment Bylaw No. 5216, 2024" be adopted;
8. proposed "Cypress Village Reserve Fund Establishment Bylaw No. 5221, 2024" be adopted;
9. proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5287, 2024" be adopted; and
10. proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5288, 2024" be adopted.

The following proposed bylaw received first reading at the June 3, 2024 Council meeting and received second and third reading at the June 25, 2024 Council meeting. As the Corporate Officer has, pursuant to Section 86 of the Community Charter, certified that elector approval has been obtained regarding the Alternative Approval Process, the proposed bylaw may be considered for adoption.

RECOMMENDATION:

THAT proposed "Park Exchange Bylaw No. 5302, 2024" be adopted.

REPORTS

Bylaws are passed by a simple majority affirmative vote unless otherwise noted.

5. **Proposed Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5348, 2024** (File: 1610-20-5348)

Presentation to be provided.

RECOMMENDATION:

THAT

1. Solid Waste Utility fees be adjusted for 2025 to the amounts set out in Schedule A of proposed "Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5348, 2024" as attached to the September 1, 2024 report from the Senior Manager of Engineering Services; and
2. proposed "Solid Waste Utility Bylaw No. 4740, 2012, Amendment Bylaw No. 5348, 2024" be read a first, second, and third time.

6. **Proposed Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5349, 2024** (File: 1610-20-5349)

Presentation to be provided.

RECOMMENDATION:

THAT

1. Water Utility fees be adjusted for 2025 to the amounts set out in Schedules A and B of proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5349, 2024" as attached to the September 1, 2024 report from the Senior Manager of Engineering Utilities Planning, Design & Projects; and
2. proposed "Waterworks Regulation Bylaw No. 5260, 2023, Amendment Bylaw No. 5349, 2024" be read a first, second, and third time.

7. **Proposed Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5350, 2024** (File: 1610-20-5350)

Presentation to be provided.

RECOMMENDATION:

THAT

1. Sewer and Drainage Utility fees be adjusted for 2025 to the amounts set out in Schedules A and B of proposed "Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5350, 2024" as attached to the September 1, 2024 report from the Senior Manager of Engineering Utilities Planning, Design & Projects;

2. proposed “Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5350, 2024” be read a first, second, and third time; and
3. a North Shore Wastewater Treatment Plant Levy be established to collect for the incremental up front construction costs associated with Metro Vancouver’s North Shore Wastewater Treatment Plant project.

8. St. Francis-in-the-Wood Parking Area (File: 0594-11)

[Presentation to be provided.](#)

RECOMMENDATION:

THAT the presentation regarding St. Francis-in-the-Wood Parking Area be received for information.

9. [Proposed Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5366, 2024 \(Track Fees\)](#) (File: 1610-20-5366)

RECOMMENDATION:

THAT proposed “Fees and Charges Bylaw No. 5334, 2024 Amendment Bylaw No. 5366, 2024” be read a first, second, and third time.

10. [Proposed Housing Agreement Authorization Bylaw No. 5352, 2024 for the Supportive Housing Units \(201 to 211 – 723 Main Street\) at the Park Royal Gateway Building](#) (File: 1610-20-5352) (On-Table)

RECOMMENDATION:

THAT proposed “Housing Agreement Authorization Bylaw No. 5352, 2024” be read a first, second, and third time.

BYLAWS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

Bylaws are passed by a simple majority affirmative vote unless otherwise noted.

- 11. **Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024 (2905 Marine Drive)** (File: 1610-20-5296/5297)

The proposed bylaws received first reading at the October 7, 2024 Council meeting and were the subject of a public hearing held on November 18, 2024. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaws.

NOTE: Each reading of an Official Community Plan bylaw must receive an affirmative vote of a majority of all Council members (4 members) in order to proceed (Local Government Act, s. 477).

RECOMMENDATION:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024” be read a second time.

RECOMMENDATION:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024” be read a third time.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024” be read a second time.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024” be read a third time.

- 12. **Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024; and Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024 (M1 Marine Zone Adjacent to Pasco Road and Official Community Plan Foreshore Areas Policy)** (File: 1610-20-5361/5362)

The proposed bylaws received first reading at the October 21, 2024 Council meeting and were the subject of a public hearing held on November 18, 2024. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaws.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024” be read a second time.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5361, 2024” be read a third time.

NOTE: Each reading of an Official Community Plan bylaw must receive an affirmative vote of a majority of all Council members (4 members) in order to proceed (Local Government Act, s. 477).

RECOMMENDATION:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024” be read a second time.

RECOMMENDATION:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5362, 2024” be read a third time.

13. Proposed Bylaws for Regulating Short-term Rental Accommodation

(File: 1610-20-5356/5357/5358/5359/5360)

The following proposed bylaw received first reading at the September 23, 2024 Council meeting, was the subject of a public hearing held and closed on October 21, 2024, and received second and third reading at the October 28, 2024 Council meeting. As the public hearing has closed Council is not permitted to receive any further submissions regarding the proposed bylaw.

As the proposed bylaw was approved by the Minister of Transportation and Infrastructure on October 29, 2024, it may be considered for adoption.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024” be adopted.

The following proposed bylaw received three readings at the September 23, 2024 Council meeting and was modified and read a third time as modified at the October 28, 2024 Council meeting.

RECOMMENDATION:

THAT proposed “Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024” be adopted.

The following proposed bylaws received three readings at the September 23, 2024 Council meeting and were modified and read a third time as modified at the November 18, 2024 Council meeting.

RECOMMENDATION:

THAT proposed “Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024” be adopted.

RECOMMENDATION:

THAT proposed “Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5359, 2024” be adopted.

The following proposed bylaw received first, second, and third reading at the September 23, 2024 Council meeting.

RECOMMENDATION:

THAT proposed “Fees and Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5360, 2024” be adopted.

NEW BUSINESS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

If new business items are added to the agenda at the time of agenda approval, the new items will be added to this section.

14. No items.

CONSENT AGENDA ITEMS

15. No items.

OTHER ITEMS / NOTICES OF MOTION

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

16. No items.

REPORTS FROM MAYOR AND COUNCILLORS

Pursuant to Council Procedure Bylaw No. 5005, 2019 (as amended) public input for items in this section is not permitted.

17. Reports from Mayor and Councillors (to include reports on District board, committee, and working group meetings, and Metro Vancouver board and committee meetings)

RECOMMENDATION:

THAT the oral reports from the Mayor and Councillors be received for information.

PUBLIC QUESTIONS AND COMMENTS

Questions may be referred by Council to staff for subsequent response. Questions and comments relating to the following are not permitted: a Notice of Motion; a bylaw in respect of which a public hearing has been or will be held; an issue which is before the courts or on which Council has authorized legal action; a matter in respect of which a District-led public consultation process is planned or is in progress; the promotion of commercial projects/services or of a political party/candidate for elected office; publicly tendered contracts or proposal calls; funding requests; or a purpose or subject that is beyond the jurisdiction of Council.

18. Public Questions and Comments (3 minutes per speaker)

ADJOURNMENT

19. Adjournment of November 25, 2024 Regular Council Meeting

RECOMMENDATION:

THAT the November 25, 2024 regular Council meeting be adjourned.